

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, May 16, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-01-18/B-00104 & D08-01-18/B-00105  
**Owner(s):** Beata Kuchciak & Stewart Watson  
**Location:** 41, (43) Pinhey Street  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part Lot 14, Reg. Plan 226  
**Zoning:** R4H  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners want to subdivide their property into two separate parcels of land in order to establish separate ownerships for the recently constructed long semi-detached dwelling. The applications indicate that this property was the subject of a previously approved Minor Variance application (File No. D08-02-16/A-00345).

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owners require the Consent of the Committee for Conveyances, a Grant of Easement/Right-of-Way and a Joint Use and Maintenance Agreement. The property is shown as Parts 1, 2 and 3 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00104	2.7 m	26.78 m (Irregular)	169.2 m <sup>2</sup>	1 & 2	41 Pinhey St.
B-00105	6.74 m	12.36 m (Irregular)	83.5 m <sup>2</sup>	3	43 Pinhey St.

It is proposed to grant a right-of-way over Part 2 in favour of the owner of Part 3 (43 Pinhey Street) for the passage of persons and vehicles.

It appears that there is an existing easement over the property in favour of Enbridge Gas Distribution.

**THE APPLICATIONS** indicate that the Property is not the subject of any other current applications under the *Planning Act*.